



Airport Land Use Commission (ALUC)
County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: February 3, 2016 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Pincetl, Smith, Louie, Pedersen

Absent: Commissioner Modugno

Ex Officio Members:

Director of Public Works: Mr. Jason Morgan, Assistant Chief, Aviation Division, Public Works

County Counsel: Ms. Jill Jones, Deputy

Planning Director: Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

APPROVAL OF AGENDA

1. Motion/second by Commissioners Smith/Pedersen – That the ALUC agenda for February 3, 2016 be approved.

At the direction of the Chair, the agenda was approved with Commissioners Smith, Pedersen, Pincetl and Louie in favor and Commissioner Modugno being recorded as absent.

COUNTY COUNSEL REPORT

2. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

3. There were no reports given by Director/Deputy Director.

02/03/16

PUBLIC HEARING

Airport Land Use Commission (ALUC)

Community Studies - East Section

Action Taken as Noted

4. **Project No. R2015-03166-(4). Aviation Case No. 201500005. South Bay Lexus Torrance. City of Torrance. Airport Land Use Commission review of the South Bay Lexus Torrance project, which was referred by the City of Torrance, for a determination of consistency with the adopted Los Angeles County Airport Land Use Plan as required under state law (Public Utilities Code Section 21676.5). The proposed project is located within the airport influence area of the Zamperini Field – Torrance Municipal Airport.**

Ms. Reeck presented the staff report and stated that the proposed project is inconsistent with the policies of the Los Angeles County Airport Land Use Plan (ALUP), Policies S-1 through S-4 as it relates to land uses and the Runway Protection Zone (RPZ) regarding acceptable land uses within RPZs as described in ALUP Section III.

Ms. Reeck also stated that additional conditions would also need to be met in order for the project to be found consistent with all of the other General, Noise, and Safety Policies of ALUP.

Ms. Reeck however, stated that if the project proponent were to revise the site plan to remove the auto sales use from the RPZ and demonstrate that they either meet all other ALUP General, Noise, and Safety Policies or that all noted comments are incorporated into the City of Torrance's conditions of approval for the project, then, upon further review, the proposed project may be found consistent with the policies of ALUP. The City of Torrance, as a local agency, also has an option to take steps to overrule an ALUC determination of inconsistency.

Testimony was followed from the applicant's representatives, Barbara Lichman and Larry Tidball both in favor of the project. They indicated that the following changes to the use and site: 1) is for the expansion and renovations; 2) space being converted to new auto sales uses; 3) new property added; and 4) area within site newly developed for driveway, custom parking, and inventory/vehicle display.

Two members of the public voiced their concerns that the applicant was piece mailing for future expansion and the ongoing safety issues on lighting and liability of airports.

02/03/16

PUBLIC HEARING (Cont.)

Airport Land Use Commission (ALUC)

Community Studies - East Section

Discussion was followed between staff and the Commission after which they agreed that the safety and consistency of land uses within RPZs are not being met and they see it as an expansion of retail in the RPZ. The proposed project will increase of use persons per acre in the RPZ by having display vehicles kept in that area. Display vehicles would attract customers of the dealership to spend extended periods in the RPZ while they examine the vehicle. It would also attract sales persons to patrol the area and engage with customers.

Motion/second by Commissioners Pedersen/Smith – That the Airport Land Use Commission (ALUC) close the public hearing, and based on the evidence presented, find the South Bay Lexus Torrance project inconsistent with the adopted Los Angeles County Airport Land Use Plan (ALUP), unless the revisions noted are made.

At the direction of the Chair, the item was found inconsistent by Commissioners Pedersen, Smith, Pincetl and Louie and Commissioner Modugno being recorded as absent.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Airport Land Use Commission adjourned at 10:09 a.m. and continued with the Regional Planning Commission meeting.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Stephanie Pincetl, Chair



Mark Child, Deputy Director
Advance Planning Division